

# 2012 Monroe County Property Tax Report with Comparison to 2011

Legislative Services Agency

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This report describes property tax changes in Monroe County between 2011 and 2012. In 2012 tax changes in each county were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. In 2012, for the first time in years, tax bill changes were not affected by statewide policy changes. The big 2008 tax reform was fully phased in by 2011. There were some statewide trends. The effects of the Great Recession lingered in many counties, depressing assessed value growth. Taxes in rural counties were affected by a large increase in farmland assessed values.

In Monroe County the average tax bill for all taxpayers increased 1.0%. This tax bill rise was the result of the 1.8% increase in the tax levy of all local government units and an increase in certified net assessed value of 2.3%. All categories of net assessed value increased except for agricultural property. A large number of agricultural parcels were reclassified to other categories. Assessed value growth exceeded the levy increase, so the average tax rate fell. Tax rates fell in most taxing districts. Credits as a percent of the levy were almost unchanged in Monroe County in 2012.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2012	1.0%	\$107,089,336	\$6,262,434,138	0.4%
Change		1.8%	2.3%	0.0%
2011	9.1%	\$105,152,172	\$6,118,817,228	0.4%

## Homestead Property Taxes

Homestead property taxes increased 0.7% on average in Monroe County in 2012. Tax rates in most Monroe County tax districts decreased, and the county average tax rate fell by 0.9%. The percentage of Monroe County homesteads at their tax caps rose slightly from 2.5% in 2011 to 2.9% in 2012.

### Comparable Homestead Property Tax Changes in Monroe County

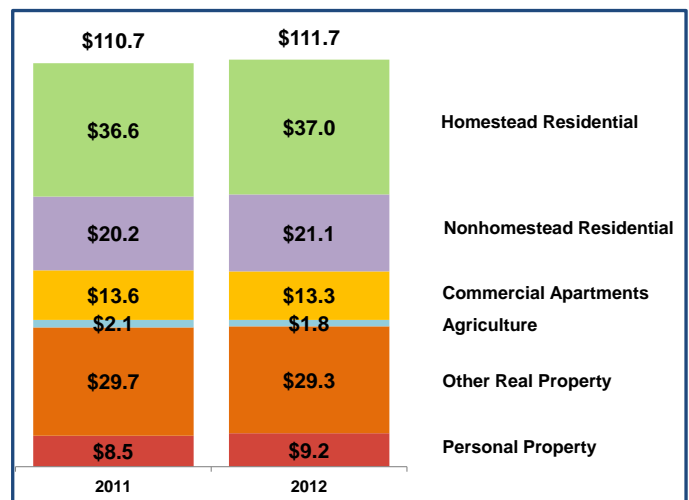
	2011 to 2012	
	Number of Homesteads	% Share of Total
<b>Summary Change in Tax Bill</b>		
Higher Tax Bill	15,505	54.6%
No Change	410	1.4%
Lower Tax Bill	12,468	43.9%
<b>Average Change in Tax Bill</b>	<b>0.7%</b>	
<b>Detailed Change in Tax Bill</b>		
20% or More	1,284	4.5%
10% to 19%	1,766	6.2%
1% to 9%	12,455	43.9%
0%	410	1.4%
-1% to -9%	10,362	36.5%
-10% to -19%	1,472	5.2%
-20% or More	634	2.2%
<b>Total</b>	<b>28,383</b>	<b>100.0%</b>

Note: Percentages may not total due to rounding.

## Net Tax Bill Changes - All Property Types

Most of Monroe County's 2012 net property taxes were paid by business owners on their land and buildings (other real) and business equipment (personal) and by homeowners. Net tax bills for all taxpayers increased 1.0% in Monroe County in 2012. Net taxes were lower for agriculture, commercial apartments, and other real property. Net taxes increased for homeowners, owners of nonhomestead real property (mostly rental housing and second homes), and personal property.

### Comparison of Net Property Tax by Property Type (In Millions)



## Tax Rates, Levies, and Assessed Values

Property tax rates decreased in most Monroe County tax districts. The average tax rate fell by 0.9%, because a small levy increase was offset by a larger increase in net assessed value.

Levies in Monroe County increased by 1.8%. The largest levy increase was in the county unit, mainly due to increases in the debt payment and general funds. Monroe County Public Library had a large decrease in its debt service fund.

Monroe County's total net assessed value increased 2.0% in 2012. Agricultural net assessments fell by 16.7% because of a large number of parcel reclassifications from agricultural use to residential or other use. Assessments on property that had an agricultural use in both 2011 and 2012 rose by 6.3% due to the 16% increase in the base rate assessment of farmland, from \$1,290 to \$1,500 per acre for taxes in 2012. Agricultural property is a small part of the Monroe County assessed value. Increases in homestead and business real and personal assessments were the main reason for Monroe County's net assessment increase.

Property Type	Gross AV 2011	Gross AV 2012	Gross AV Change	Net AV 2011	Net AV 2012	Net AV Change
Homesteads	\$4,970,967,225	\$5,060,926,384	1.8%	\$2,391,708,911	\$2,457,782,392	2.8%
Other Residential	1,862,076,944	1,908,805,683	2.5%	1,846,924,772	1,895,167,893	2.6%
Ag Business/Land	154,500,590	129,260,589	-16.3%	154,042,865	128,336,697	-16.7%
Business Real/Personal	2,724,485,644	2,758,091,896	1.2%	2,108,877,537	2,151,500,708	2.0%
<b>Total</b>	<b>\$9,712,030,403</b>	<b>\$9,857,084,552</b>	<b>1.5%</b>	<b>\$6,501,554,085</b>	<b>\$6,632,787,690</b>	<b>2.0%</b>

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

## Tax Cap (Circuit Breaker) Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

Total tax cap credits in Monroe County were \$499,082, or 0.4% of the levy. This was much less than the state average percentage of the levy of 9.2%, and less than the median value of 3.2% among all counties. Tax rates are the main determinant of tax cap credits, and Monroe County's tax rates were lower than the state average and the state median.

Almost equal amounts of the total tax cap credits were in the 1% homestead category, the 2% nonhomestead/farmland category, and the elderly category, which limits tax bills of older homeowners to 2% per year. The largest percentage losses were in Ellettsville and the Richland Bean Blossom School Corporation, where district tax rates were above \$2 per \$100 assessed value. The largest dollar losses were in the Richland Bean Blossom School Corporation, Ellettsville, and the county unit.

## Tax Cap Credits by Category

Tax cap credits decreased slightly in Monroe County in 2012 by \$6,879, or 1.4%. The percentage of the levy lost to credits was nearly unchanged. There were no major changes in state policy to affect tax cap credits in 2012. Monroe County credits did not change very much because changes in district tax rates were small, especially in the three districts with tax rates above \$2, where most property eligible for tax cap credits was located.

Tax Cap Category	2011	2012	Difference	% Change
1%	\$176,959	\$160,394	-\$16,565	-9.4%
2%	152,473	163,569	11,095	7.3%
3%	0	0	0	0.0%
Elderly	176,529	175,120	-1,409	-0.8%
<b>Total</b>	<b>\$505,961</b>	<b>\$499,082</b>	<b>-\$6,879</b>	<b>-1.4%</b>
<b>% of Levy</b>	<b>0.4%</b>	<b>0.4%</b>		<b>0.0%</b>

### Monroe County Levy Comparison by Taxing Unit

Taxing Unit	2008	2009	2010	2011	2012	% Change			
						2008 - 2009	2009 - 2010	2010 - 2011	2011 - 2012
County Total	139,695,441	88,998,327	96,705,044	105,152,172	107,089,336	-36.3%	8.7%	8.7%	1.8%
State Unit	161,865	0	0	0	0	-100.0%			
Monroe County	25,628,661	19,772,568	20,387,067	18,901,026	20,979,155	-22.8%	3.1%	-7.3%	11.0%
Bean Blossom Township	80,200	78,206	81,812	132,283	131,526	-2.5%	4.6%	61.7%	-0.6%
Benton Township	157,403	179,067	173,620	138,519	137,212	13.8%	-3.0%	-20.2%	-0.9%
Bloomington Township	971,241	914,775	1,219,245	1,159,360	1,191,703	-5.8%	33.3%	-4.9%	2.8%
Clear Creek Township	147,424	148,342	164,044	162,722	168,060	0.6%	10.6%	-0.8%	3.3%
Indian Creek Township	56,533	59,563	61,800	60,269	65,453	5.4%	3.8%	-2.5%	8.6%
Perry Township	501,201	535,453	593,837	570,746	584,279	6.8%	10.9%	-3.9%	2.4%
Polk Township	36,981	38,445	39,894	40,921	42,244	4.0%	3.8%	2.6%	3.2%
Richland Township	606,039	558,985	597,336	593,865	589,681	-7.8%	6.9%	-0.6%	-0.7%
Salt Creek Township	54,540	147,536	156,960	53,247	293,457	170.5%	6.4%	-66.1%	451.1%
Van Buren Township	954,560	1,110,891	1,140,071	1,173,069	1,263,315	16.4%	2.6%	2.9%	7.7%
Washington Township	60,411	62,677	65,478	67,085	62,433	3.8%	4.5%	2.5%	-6.9%
Bloomington Civil City	24,246,828	22,924,089	24,383,956	24,923,939	25,591,698	-5.5%	6.4%	2.2%	2.7%
Ellettsville Civil Town	1,094,772	1,171,801	1,314,547	1,361,178	1,590,993	7.0%	12.2%	3.5%	16.9%
Stinesville Civil Town	7,229	6,767	7,371	7,346	7,298	-6.4%	8.9%	-0.3%	-0.7%
Richland-Bean Blossom Comm School Corp	12,601,033	5,558,382	4,846,369	8,578,516	8,217,355	-55.9%	-12.8%	77.0%	-4.2%
Monroe County Community School Corp	61,312,734	25,644,864	30,378,122	36,555,541	36,968,214	-58.2%	18.5%	20.3%	1.1%
Monroe County Public Library	6,346,465	5,678,791	7,131,851	6,712,343	5,172,770	-10.5%	25.6%	-5.9%	-22.9%
Bloomington Transportation	926,385	961,761	997,702	1,023,650	1,056,478	3.8%	3.7%	2.6%	3.2%
Perry-Clear Creek Fire Protection	1,211,770	1,089,245	1,345,557	1,272,229	1,422,928	-10.1%	23.5%	-5.4%	11.8%
Monroe County Solid Waste Mgmt Dist	1,638,885	1,432,965	1,618,405	1,664,318	1,553,084	-12.6%	12.9%	2.8%	-6.7%
Bloomington City Redevelopment	692,915	718,157	0	0	0	3.6%	-100.0%		
Monroe County Redevelopment Commission	199,366	204,997	0	0	0	2.8%	-100.0%		

### Monroe County 2012 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
53001	Bean Blossom Township	1.6685	--	3.6941%	--	--	--	--	1.6069
53002	Stinesville Town	1.7597	--	3.6941%	--	--	--	--	1.6947
53003	Benton Township	1.1679	--	3.6941%	--	--	--	--	1.1248
53004	Bloomington Township	1.4208	--	3.6941%	--	--	--	--	1.3683
53005	Bloomington City-Bloomington Twp	1.9395	--	3.6941%	--	--	--	--	1.8679
53006	Clear Creek Township	1.3016	--	3.6941%	--	--	--	--	1.2535
53007	Indian Creek Township	1.2017	--	3.6941%	--	--	--	--	1.1573
53008	Perry Township	1.2695	--	3.6941%	--	--	--	--	1.2226
53009	Bloomington City-Perry Township	1.9390	--	3.6941%	--	--	--	--	1.8674
53010	Polk Township	1.3944	--	3.6941%	--	--	--	--	1.3429
53011	Richland Township	1.6680	--	3.6941%	--	--	--	--	1.6064
53012	Bloomington City-Richland Twp	2.3710	--	3.6941%	--	--	--	--	2.2834
53013	Ellettsville Town	2.4504	--	3.6941%	--	--	--	--	2.3599
53014	Salt Creek Township	1.3506	--	3.6941%	--	--	--	--	1.3007
53015	Van Buren Township	1.3719	--	3.6941%	--	--	--	--	1.3212
53016	Bloomington City-Van Buren Twp	1.9766	--	3.6941%	--	--	--	--	1.9036
53017	Washington Township	1.1583	--	3.6941%	--	--	--	--	1.1155
53018	Ellettsville Bean Blossom	2.4539	--	3.6941%	--	--	--	--	2.3633

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

### Monroe County 2012 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	160,394	163,569	0	175,120	499,082	107,089,336	0.5%
<i>TIF Total</i>	0	0	0	0	0	8,167,621	0.0%
<i>County Total</i>	160,394	163,569	0	175,120	499,082	115,256,957	0.4%
Monroe County	26,578	22,368	0	34,222	83,168	20,979,155	0.4%
Bean Blossom Township	136	4	0	524	664	131,526	0.5%
Benton Township	0	0	0	108	108	137,212	0.1%
Bloomington Township	579	0	0	2,320	2,899	1,191,703	0.2%
Clear Creek Township	85	0	0	182	267	168,060	0.2%
Indian Creek Township	4	0	0	101	105	65,453	0.2%
Perry Township	793	0	0	844	1,637	584,279	0.3%
Polk Township	52	0	0	144	195	42,244	0.5%
Richland Township	859	1,138	0	1,410	3,408	589,681	0.6%
Salt Creek Township	208	0	0	404	612	293,457	0.2%
Van Buren Township	154	0	0	3,218	3,372	1,263,315	0.3%
Washington Township	0	0	0	34	34	62,433	0.1%
Bloomington Civil City	28,916	413	0	30,902	60,231	25,591,698	0.2%
Ellettsville Civil Town	29,268	59,059	0	8,300	96,627	1,590,993	6.1%
Stinesville Civil Town	1	0	0	28	29	7,298	0.4%
Richland-Bean Blossom Comm School Corp	39,859	73,399	0	25,797	139,055	8,217,355	1.7%
Monroe County Community School Corp	22,806	0	0	52,132	74,938	36,968,214	0.2%
Monroe County Public Library	6,553	5,515	0	8,438	20,506	5,172,770	0.4%
Bloomington Transportation	1,194	17	0	1,276	2,486	1,056,478	0.2%
Perry-Clear Creek Fire Protection	381	0	0	2,203	2,584	1,422,928	0.2%
Monroe County Solid Waste Mgmt Dist	1,968	1,656	0	2,533	6,157	1,553,084	0.4%
Bloomington City Redevelopment	0	0	0	0	0	0	
Monroe County Redevelopment Commission	0	0	0	0	0	0	
TIF - Bloomington Township	0	0	0	0	0	46,876	0.0%
TIF - Bloomington City	0	0	0	0	0	3,020,918	0.0%
TIF - Perry Township	0	0	0	0	0	292,537	0.0%
TIF - Perry City	0	0	0	0	0	2,472,396	0.0%
TIF - Richland Township	0	0	0	0	0	1,476,870	0.0%
TIF - Richland City	0	0	0	0	0	858,023	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

#### Circuit Breaker Credit Types:

*Homesteads* are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

*Other Residential/Farmland* includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

*All Other Real/Personal* is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

*Elderly* includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.